

RESOLUTION NO. 2024-106
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERSONG AT RIVERTOWN - REPLAT NO. 1.

WHEREAS, MATTAMY JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Watersong at Rivertown - Replat No. 1.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.


ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of March, 2024.

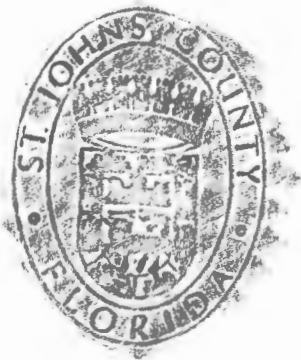
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date: MAR 19 2024

BY: 
Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk



Attachment 2
Plat Map

Watersong at Rivertown - Replat No. 1

BEING A REPLAT OF LOTS 108, 110, 111, 112 AND 113, "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN A PORTION OF THE "FRANCIS P. FATO GRANT", SECTION 39, TOWNSHIP 8 SOUTH, RANGE 27 EAST.

CAPTION

WATERSONG AT RIVERTOWN - REPLAT No. 1

A PARCEL OF LAND, BEING A REPLAT OF LOTS 108, 109, 110, 111, 112 AND 113, "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1-21, INCLUSIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEAST CORNER OF SAID LOT 113, "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVELY, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 71°03'39" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 113, A DISTANCE OF 139.49 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "JUNIPER HILLS DRIVE", AN 80 FOOT PRIVATE ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN"; RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "JUNIPER HILLS DRIVE", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 11°32'13" TO THE RIGHT, AN ARC DISTANCE OF 5.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°10'15" EAST, 5.03 FEET;

COURSE No. 2: RUN THENCE, NORTH 18°56'21" EAST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "JUNIPER HILLS DRIVE", A DISTANCE OF 265.00 FEET, TO A POINT, BEING THE MOST NORTHWEST CORNER OF LOT 108, "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF; RUN THENCE, SOUTH 71°03'39" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 108, "WATERSONG AT RIVERTOWN", A DISTANCE OF 140.00 FEET, TO THE MOST NORTHEAST CORNER OF SAID LOT 108, "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF; RUN THENCE, SOUTH 18°56'20" WEST, ALONG THE EASTERLY LINE OF SAID LOT 108, AND THEN ALONG THE EASTERLY LINE OF LOTS 109, 110, 111, 112 AND THEN 113, A DISTANCE OF 270.00 FEET, TO THE MOST SOUTHEAST CORNER OF SAID LOT 113, "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVELY, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 37,799 SQUARE FEET, OR 0.86 ACRE, MORE OR LESS, IN AREA.

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2024.

BY: _____
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT OF "WATERSONG AT RIVERTOWN - REPLAT No. 1" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2024. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600
A&J LAND SURVEYORS, INC.
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
LD 6661

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "WATERSONG AT RIVERTOWN - REPLAT No. 1", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____ 2024.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2024.

DONALD A. BRADSHAW, PLS., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 5513

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "WATERSONG AT RIVERTOWN-REPLAT No. 1", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2024.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

MAP BOOK _____ PAGE _____

SHEET ONE (1) of TWO (2) SHEETS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HERINAFTER BE KNOWN AS "WATERSONG AT RIVERTOWN - REPLAT No. 1", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

TRACTS "0-1", "0-2", AND "0-3" (OPEN SPACE) ARE HEREBY DEDICATED TO WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN FEE SIMPLE TITLE, IN PERPETUITY FOR MAINTENANCE OF THE TRACTS, LANDSCAPING, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

THOSE EASEMENTS DESIGNATED ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), ITS SUCCESSORS AND ASSIGNS, AND RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER AND/OR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RETAIN THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER AND/OR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RESERVE THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. ALL EASEMENTS NOT OTHERWISE ADDRESSED OR DEDICATED ARE TO REMAIN PRIVATELY OWNED.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' FPL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, "THE OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____

BY: CLIFFORD L. NELSON
VICE PRESIDENT
MATTAMY JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY
COMPANY

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

NOTARY FOR MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS _____ DAY OF _____, A.D. 2024 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____

NAME: _____

TYPE OF IDENTIFICATION PRODUCED _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS _____

PREPARED BY:

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

Watersong at Rivertown - Replat No. 1

BEING A REPLAT OF LOTS 108, 109, 110, 111, 112 AND 113, "WATERSONG at RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN A PORTION OF THE "FRANCIS P. FATO GRANT", SECTION 36, TOWNSHIP 9 SOUTH, RANGE 27 EAST.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 10), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 8, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATAMY RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3063, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°52'24" E.

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

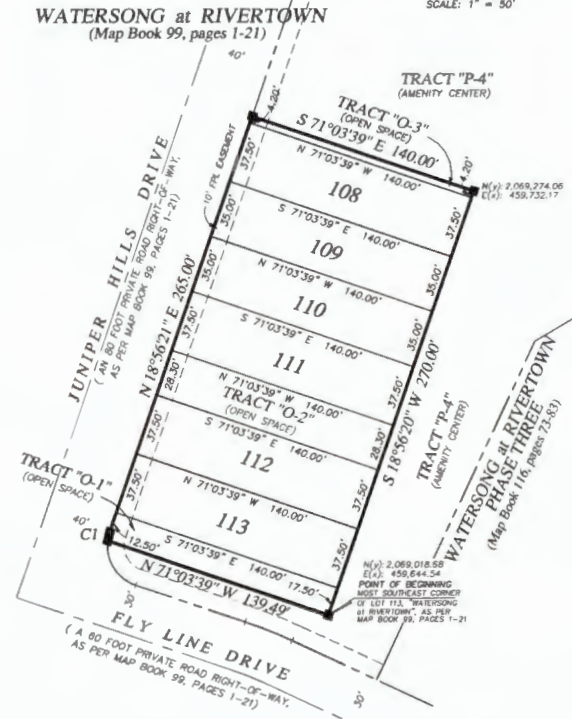
4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

5) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, U.S. FEET. THESE COORDINATES WERE DERIVED FROM FIELD MEASUREMENTS IN CONFORMITY WITH FLORIDA STATUTE 472, STANDARDS OF PRACTICE 5J-17-05(2)(b) AND FLORIDA STATUTES 172.15(2). THE INTENDED USE OF THESE STATE PLANE COORDINATES ARE TO COMPLY WITH ST. JOHNS COUNTY DEVELOPMENT REVIEW MANUAL, SECTION 16.D "SUBDIVISION PLAT LAND DEVELOPMENT CODE", PART 5.01.01.C.1, SECTION 16.04 REVIEW PROCESS.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(E): 2,066,037.270(5), AND E(S): 455,788.927(7)
- b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(E): 2,066,070.542(8), AND E(S): 457,528.338(4)



SURVEYOR'S COMMENTS REGARDING THE PLAT INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 31, 2023.
THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

LEGENDS USED IN THIS PLAT

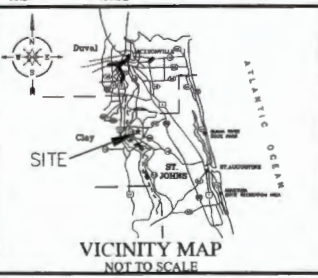
- ◇ ROAD 4" x 4" CONCRETE MONUMENT WITH PERK STAMPED "PKM, LB 666"
- ◆ SET 4" x 4" CONCRETE MONUMENT WITH PERK STAMPED "PKM, LB 666"
- SET PK NAIL & PERK STAMPED "PKP, LB 666"

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.M.	PERMANENT REFERENCE MONUMENT	E.	EAST
P.C.P.	PERMANENT CONTROL POINT	W.	WEST
G.M.	CONCRETE MONUMENT	N.	NORTH
L.B.	LICENSED BUSINESS	S.	SOUTH
P.L.S.	PROFESSIONAL LAND SURVEYOR	CS	TANGULATED CURVE TABLE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	LS	TANGULATED LINE TABLE
R.	RADIUS	R/W	RIGHT OF WAY
D.	DELTA/CENTRAL ANGLE/	DOT	DEPARTMENT OF TRANSPORTATION
L.	ARC LENGTH	E.	CENTRAL ANGLE
GD	CHORD BEARING	MB	MAP BOOK
GT	CHORD DISTANCE	PB	PLAT BOOK
PI	POINT OF INTERSECTION	PK	PERK
PC	POINT OF CURVATURE	PL	PLATTED LINE
PT	POINT OF TANGENCY	LE-E	LEA ELECTRIC EASEMENT
PDC	POINT ON CURVE	LE-EE	LEA EQUIPMENT EASEMENT
PCC	POINT OF COMPOUND CURVATURE	PP & L	FLORIDA POWER & LIGHT
PRC	POINT OF REVERSE CURVATURE	ESMT	EASEMENT
R.P.P.	RADIUS POINT	SUMAD	SURFACE WATER MANAGEMENT DISTRICT
TWP	TOWNSHIP		
RND	RANGE		

CURVE TABLE FOR THIS PLAT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	11°32'13"	5.03'	N 13°10'15" E	5.03'



PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736